

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

CGG 17-020305
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856) 793-3080
Charles G. Wohlrab, Esq. 016592012
ATTORNEYS FOR THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF NEW YORK AS
TRUSTEE FOR REGISTERED HOLDERS OF
CWABS, INC., ASSET-BACKED CERTIFICATES,
SERIES 2006-3

IN RE:

PANTALEO LAFORGIA AND ANNA MARIA
LAFORGIA, DEBTORS



Order Filed on January 7, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

CASE NO.: 17-22853-KCF

JUDGE: HONORABLE KATHRYN C
FERGUSON

Chapter: 7

ORDER VACATING STAY

The relief set forth on the following pages, numbered two (2) through two (2) is hereby ORDERED.

DATED: January 7, 2020


Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

Upon the motion of SHAPIRO & DENARDO, LLC, Attorneys for THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-3 under Bankruptcy Code section 362(d) for relief from the Automatic Stay as to certain real property as hereinafter set forth, and for cause shown,

1. It is ORDERED that the Automatic Stay of Bankruptcy Code section 362(a) is vacated to permit the movant to institute or resume and prosecute to conclusion one or more action(s) in the court (s) of appropriate jurisdiction to foreclose mortgage(s) held by the movant or alternatively to allow movant to pursue alternatives to foreclosure upon the following:

_____ Land and premises commonly known as Lot 5 Block 236.01
Commonly Known as 287 Aldo Drive, Toms River, New Jersey 08753.

2. It is ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternative, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property as sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

3. The movant may join the Debtors and any trustee appointed in this case as defendants in its foreclosure action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the Debtors, any trustee and other party who entered an appearance on the motion.

United States Bankruptcy Court
District of New JerseyIn re:
Pantaleo LaForgia
Anna Maria LaForgia
DebtorsCase No. 17-22853-KCF
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 2
Total Noticed: 1

Date Rcvd: Jan 08, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 10, 2020.
db/jdb Pantaleo LaForgia, Anna Maria LaForgia, 342 Aldo Dr, Toms River, NJ 08753-2434

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 10, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 8, 2020 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor OCWEN LOAN SERVICING LLC ajennings@rasflaw.com
 Andrew M. Lubin on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE bkecf@milsteadlaw.com, alubin@milsteadlaw.com
 Bunce Atkinson on behalf of Trustee Bunce Atkinson bunceatkinson@aol.com, NJ09@ecfcbis.com, maraujo@atkinsondebartolo.org, atkinson@remote7solutions.com
 Bunce Atkinson bunceatkinson@aol.com, NJ09@ecfcbis.com, maraujo@atkinsondebartolo.org, atkinson@remote7solutions.com
 Charles G. Wohlrab on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGE cwohrlab@LOGS.com, njbankruptcynotifications@logs.com
 Charles G. Wohlrab on behalf of Creditor The Bank of New York Mellon, f/k/a The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-3 cwohrlab@LOGS.com, njbankruptcynotifications@logs.com
 Charles G. Wohlrab on behalf of Creditor The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-3 cwohrlab@LOGS.com, njbankruptcynotifications@logs.com
 Denise E. Carlson on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Denise E. Carlson on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Eamonn O'Hagan on behalf of Creditor United States of America (Internal Revenue Service) eamonn.ohagan@usdoj.gov
 Gilbert R Yabes on behalf of Creditor Aldridge Pite, LLP bkecfinbox@aldridgepite.com, GRY@ecf.courtdrive.com
 Jeanette F. Frankenberg on behalf of Creditor Nationstar Mortgage LLC cmecf@sternlav.com
 Jeanette F. Frankenberg on behalf of Creditor Nationstar Mortgage LLC dba Mr. Cooper, as servicer for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMER cmecf@sternlav.com
 Jeffrey Rappaport on behalf of Creditor The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-3 jrappaport@logs.com, njbankruptcynotifications@logs.com
 Kevin Gordon McDonald on behalf of Creditor Toyota Motor Credit Corporation kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com
 Laura M. Egerman on behalf of Creditor OCWEN LOAN SERVICING LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com:legerman@rasnj.com
 Laura M. Egerman on behalf of Creditor Deutsche Bank National Trust Company bkyecf@rasflaw.com, bkyecf@rasflaw.com:legerman@rasnj.com
 Lauren Bielskie on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov
 Lauren Bielskie on behalf of U.S. Trustee United States Trustee lauren.bielskie@usdoj.gov
 Rebecca Ann Solarz on behalf of Creditor Toyota Motor Credit Corporation rsolarz@kmlawgroup.com
 Rebecca Ann Solarz on behalf of Creditor Toyota Lease Trust rsolarz@kmlawgroup.com

District/off: 0312-3

User: admin
Form ID: pdf903

Page 2 of 2
Total Noticed: 1

Date Rcvd: Jan 08, 2020

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Timothy P. Neumann on behalf of Debtor Pantaleo LaForgia timothy.neumann25@gmail.com,
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com
Timothy P. Neumann on behalf of Appraiser Tony Kamand Realty, LLC timothy.neumann25@gmail.com,
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com
Timothy P. Neumann on behalf of Joint Debtor Anna Maria LaForgia timothy.neumann25@gmail.com,
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com
Timothy P. Neumann on behalf of Defendant Leo P LaForgia timothy.neumann25@gmail.com,
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
United States Trustee USTPRegion03.NE.ECF@usdoj.gov
Ward Benson on behalf of Creditor United States of America (Internal Revenue Service)
ward.w.benson@usdoj.gov, Eastern.Taxcivil@usdoj.gov

TOTAL: 28